

# Clarke County

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## **PLANNING COMMISSION BRIEFING MEETING MINUTES TUESDAY, JUNE 2, 2015**



A briefing meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Tuesday, June 2, 2015.

### **ATTENDANCE**

George L. Ohrstrom, II, (Chair); Anne Caldwell (Vice-Chair), Scott Kreider, Doug Kruhm, Frank Lee, Gwendolyn Malone, and Jon Turkel.

**Absent:** Robina Bouffault, Randy Buckley, Cliff Nelson and John Staelin

**Staff Present:** Brandon Stidham, Planning Director; and Ryan Fincham, Senior Planner/Zoning Administrator

**Others Present:** None

### **CALLED TO ORDER**

Chair Ohrstrom called the meeting to order at 3:05PM.

### **Review Agenda Items for June 5, 2015 Regular Meeting**

Mr. Fincham reviewed site plan amendment SP-15-03 requested by Alain Borel to construct a 725 square foot lounge/bar addition and a 54 square foot entrance at L'Auberge Provencale. He provided an update on the items previously reported at the May 1 Commission meeting, noting that the applicant has addressed all outstanding concerns. He also noted that the Site Plan Committee met on May 20 and that all of their concerns have also been addressed. He stated that the item is scheduled for public hearing at the June 5 meeting.

Mr. Fincham also reviewed site plan amendment SP-15-05 requested by the Clarke County Sanitary Authority. The Authority is requesting to relocate the proposed driveway to lessen potential impact on the adjoining property owner. As a result of this change, the location of the proposed waterline and landscaping is also required. He noted that the Site Plan Committee also reviewed this item at their May 20 meeting. He said that the site plan amendment is on the Commission's Friday agenda to set public hearing.

### **Old Business Items**

#### **a. Update, Business Park Uses Text Amendment**

Mr. Stidham reported that Assistant Town Manager Christy Dunkle has not had an opportunity to discuss the Commission's request for a joint review of the Business Park District uses with the Town Planning Commission. As a result, a meeting has not yet been scheduled.

## **New Business Items**

### **a. Review of 2015 Project Priorities**

Mr. Stidham reviewed a draft revision of the Commission's 2015 Project Priorities. He stated that he recommends conducting a mid-year review to remove completed projects from the list, evaluate remaining priorities, and add new projects that may have come up since the adoption of the Priorities in January. He recommended removal of two completed projects – development of the Recreation Component Plan and Updating the Capital Improvement Plan process – and amending the start dates of five other projects. He recommended inclusion of a new Priority #2 regarding the Agricultural and Forestal District (AFD) renewal project which will begin in late summer and must be completed by March 2016. He noted that the Commission is involved with this review process and would likely work on the item in the fall.

Mr. Stidham also introduced two new projects proposed by Vice Chair Caldwell to review the Forestal-Open Space-Conservation (FOC) District regulations in the Zoning and Subdivision Ordinances and to evaluate regulations for riverbank modifications. Vice Chair Caldwell said that the review of the FOC District regulations is in response to concerns expressed recently by residents on the mountain with specific emphasis on clearing associated with new subdivisions and private road construction. Regarding regulations for riverbank modifications, she said that the Commission had last reviewed them in 2012 but tabled discussion of a potential text amendment due to other priorities.

Mr. Stidham recommended that the Commission adopt the revised Priorities as presented and that if they wished to consider Vice Chair Caldwell's additions, they should be added as Priorities #3 and #4 for work this summer. The Commission agreed by consensus to accept these changes. Mr. Stidham indicated that he would provide a revised version of the Priorities list at Friday's meeting.

### **Other Business**

Mr. Stidham stated that the next Berryville Area Development Authority (BADA) meeting is scheduled for June 24. He reported that at their May 27 meeting, the BADA reviewed and accepted a new section of Chapter IV pertaining to the potential future growth areas that were originally discussed in Summer 2014. He said that Chapter IV is close to being completed along with the Sub-Area descriptions and yield chart modifications to Chapter III.

Mr. Stidham noted that the Board of Supervisors has set public hearing on the monopoly regulations text amendment (TA-15-01) and the farm breweries/farm wineries text amendment (TA-15-02) for their meeting on July 21. They did not set public hearing for the June Board meeting as two members were expected to be absent from that meeting.

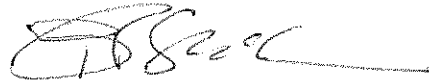
Mr. Stidham also reported that he is still awaiting a written report from attorney Frank Stearns outlining Verizon Wireless's specific concerns with the County's monopoly regulations and that once he has received it, he will schedule a telecommunications committee meeting to review it.

**Adjourn**

There being no further business to come before the Commission the meeting was adjourned at 3:37PM.



George L. Ohrstrom, II, Chair



Brandon Stidham, Planning Director